STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO MAY 9. 2013

11. APPLICATION: Z13-024 (ACCELA # 13335-00000-00136)

Location: 1498 CHESAPEAKE AVENUE (43212), being 0.85±

acres located on the north side of Chambers Road, 310± feet west of Northwest Boulevard. (130-001392, Fifth by

Northwest Area Commission).

Existing Zoning: R, Rural District.

Request: AR-1, Apartment Residential District.

Proposed Use: Multiple-unit dwellings

Applicant(s): Guy Williams; c/o Jeffrey L. Brown & David L. Hodge,

Attys.; Smith and Hale; 37 West Broad Street, Suite 725;

Columbus, OH 43215.

Property Owner(s): Guy Williams; 1387 Chambers Road; Columbus, Ohio

43212

Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

BACKGROUND:

- This 0.85± acre site is one of four recently annexed sites the applicant is currently seeking to rezone to the AR-1, Apartment Residential District on this portion of Chesapeake Avenue in order to develop multi-unit dwellings. The applicant was granted approval for four rezonings on Chesapeake Avenue to the AR-1, Apartment Residential District to develop multi-unit dwellings in 2012. This site is developed with a single- and multi-unit dwellings and a commercial warehouse. The applicant is also pursuing a concurrent Council variance to reduce various development standards. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north is an office building in Franklin County and multi-unit dwellings zoned in the AR-1, Apartment Residential District. To the south across Chesapeake Avenue are two single-unit dwellings, parking areas and a vacant lot in Franklin County. To the east is a single-unit dwelling in Franklin County. To the west is a single-unit dwelling and a commercial warehouse which are also proposed to be rezoned to the AR-1, Apartment Residential District for new multiunit dwellings.
- The site is located within the planning area of the Fifth by Northwest Neighborhood Plan (2009), which recommends mixed-use development for this location.
- The recommendation from the Fifth by Northwest Area Commission has not been received as of the preparation of this Staff Report.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Given the office uses located to the north and south of the site and the proposed rezoning to the west to AR-1, Staff finds this proposal consistent with the development and zoning patterns in the area. Staff believes the warehouse use to the south across Chesapeake Avenue will eventually disappear. Staff will work with the applicant to ensure and appropriate side yard and buffer for the single-unit dwelling to the east as part of the concurrent Council variance. Staff finds the proposed use to be compatible with the recommendation of the Fifth by Northwest Neighborhood Plan (2009).





